



3.0 MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (*Public Resources Code* Section 21081.6).

In compliance with *Public Resources Code* Section 21081.6, the attached *Mitigation Monitoring and Reporting Program* has been prepared for the proposed Figueroa Street Business Park Project. This *Mitigation Monitoring and Reporting Program* is intended to provide verification that all mitigation measures identified in the Initial Study prepared for the project are monitored and reported. Monitoring will include 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the project file.

This *Mitigation Monitoring and Reporting Program* delineates responsibilities for monitoring the project, but also allows the City of Carson discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the *Mitigation Monitoring and Reporting Program*, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in *CEQA Guidelines* Section 15162. No change will be permitted unless the *Mitigation Monitoring and Reporting Program* continues to satisfy the requirements of *Public Resources Code* Section 21081.6.



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MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AIR QUALITY							
AQ-1	In compliance with South Coast Air Quality Management District (SCAQMD) Rule 2305 – Warehouse Indirect Source Rule, the project Applicant shall submit an Initial Site Information Report to SCAQMD no later than July 1, 2024, and the first annual Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program Report no later than January 31, 2025. The WAIRE Program Report shall be prepared and submitted to SCAQMD annually thereafter. Starting no later than January 1, 2024, the project Applicant shall implement emission reduction measures to achieve the required number of points each operating year pursuant to SCAQMD Rule 2305.	Review and Approval of Initial Site Information Report, WAIRE Program Report, and emission reduction measures	Prior to or on July 1, 2024 (Initial Site Information Report); Prior to or on January 31, 2025 and annually thereafter (WAIRE Program Report); Prior to or on January 1, 2024 (emission reduction measures)	City of Carson; SCAQMD			
AQ-2	Prior to the issuance of the Occupancy Permit, the project Applicant or its designee shall submit documentation to the satisfaction of the City of Carson Director of Community Development demonstrating that the following feature has been implemented if project operations include agricultural/farming: <ul style="list-style-type: none"> The indoor agriculture/farming operation shall have an air treatment system that ensures off-site odors shall not result from its activities. This 	Review and Approval of Air Treatment System Documentation (only applies to agricultural / farming operations)	Prior to Issuance of Occupancy Permit	City of Carson Director of Community Development			



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	requirement at a minimum means that the indoor agriculture/farming operation shall be designed to provide sufficient odor-absorbing ventilation and exhaust systems so that any odor generated inside the location of the indoor agriculture/farming operation is not detected outside the building, on adjacent properties or public rights-of-way.						
CULTURAL RESOURCES							
CUL-1	<u>Unanticipated Discovery of Cultural Resources</u> . If previously unidentified cultural/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the project Applicant and City of Carson Planning Division to implement Native American consultation procedures. Construction shall not resume until the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.	Review of Archaeological Plan of Mitigation; During Construction	During Construction, Excavation and Other Construction Activity	City of Carson Planning Division; Qualified Archaeologist; Construction Contractor			
GEOLOGY AND SOILS							
GEO-1	<u>Unanticipated Discovery of Paleontological Resources</u> . If evidence of subsurface paleontological resources is found during ground-disturbing	Review of Paleontological Resources	During Construction, Excavation and	City of Carson Community Development			



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	construction activities, excavation and other construction activities in that area shall cease and the construction contractor shall contact the City of Carson Community Development Director. With direction from the Community Development Director, the Applicant shall retain a paleontologist certified by the County of Los Angeles to evaluate the find prior to resuming ground-disturbing activities in the immediate vicinity of the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.	Mitigation Program; During Construction	Other Construction Activity	Director; Project Paleontologist; Construction Contractor			
NOISE							
NOI-1	<p>To reduce noise levels during construction activities, the project Applicant shall demonstrate, to the satisfaction of the City of Carson Community Development Director, that the project complies with the following:</p> <ul style="list-style-type: none"> • Construction contracts shall specify that all construction equipment, fixed or mobile, are equipped with properly operating and maintained mufflers and other State-required noise attenuation devices. • A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified 	Review and Approval of Construction Plans and Contracts; During Construction	During Construction, Grading and Excavation, and Other Construction Activity	City of Carson Community Development Director; Construction Contractor; Noise Disturbance Coordinator			



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	<p>to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator.</p> <ul style="list-style-type: none"> • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. • Per Section 5502 (c) of the Carson Municipal Code, construction shall be limited to the hours between 7:00 a.m. and 8:00 p.m. daily (except Sundays and legal holidays). All construction activities shall be prohibited at night (between 8:00 p.m. and 7:00 a.m.) and on Sundays and legal holidays. 						
NOI-2	<p>Prior to grading permit issuance, the project Applicant shall demonstrate, to the satisfaction of the City of Carson Building Official, that the construction plans require a temporary noise barrier or enclosure during all phases of construction that meets the following conditions:</p>	<p>Review and Approval of Construction Plans</p>	<p>Prior to Issuance of Grading Permit; During Construction</p>	<p>City of Carson Building Official; Construction Contractor</p>			



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	<ul style="list-style-type: none"> • The temporary noise barrier or enclosure shall be used along the eastern property line to break the line-of-sight between the construction equipment and the sensitive receptors to the east of the project site. • The temporary noise barrier shall have a sound transmission class (STC) of 20 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. In order to achieve this, the barrier may consist of 3-inch steel tubular framing, welded joints, a layer of 18-ounce tarp, a 2-inch-thick fiberglass blanket, a half-inch-thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding with a heavy duct seal around the perimeter. • The Contractor shall ensure the length, height, and location of noise control barrier walls are adequate to assure proper acoustical performance. This shall be achieved by the following requirements: <ul style="list-style-type: none"> ▪ The noise control barrier must physically fit in the available space, must completely break the line-of-sight between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise 						



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	<p>source and extend length-wise and vertically as far as feasibly possible to be most effective.</p> <ul style="list-style-type: none"> In addition, to avoid objectionable noise reflections, the source side of the noise barrier shall be lined with an acoustic absorption material meeting a noise reduction coefficient rating of 0.70 or greater in accordance with American Society for Testing and Materials Test Method C423. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion. 						
NOI-3	<p>Prior to issuance of a grading permit, the project Applicant shall prepare a grading control plan to ensure that project-related grading activities do not result in damage to off-site southern light industrial structures. The grading control plan shall be subject to the City of Carson Building and Safety Department's approval prior to issuance of a grading permit. To reduce groundborne vibration levels, the grading control plan shall stipulate that small sonic pile drivers are used as an alternative to impact pile drivers within 75 feet of the off-site southern light industrial structures.</p>	<p>Review and Approval of a Grading Control Plan; During Construction</p>	<p>Prior to Issuance of Grading Permit; During Construction</p>	<p>City of Carson Building and Safety Department; Construction Contractor</p>			
TRANSPORTATION							
TRA-1	<p>Prior to the initiation of construction, the project Applicant shall prepare a construction Traffic Management Plan (TMP) for approval by the City of Carson Traffic Engineer. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a</p>	<p>Construction Traffic Management Plan; Review and Approval of Final Project Plans</p>	<p>Prior to Construction; Prior to Final Approval of Project Plans</p>	<p>City of Carson Traffic Engineer</p>			



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	<p>construction flagperson to direct traffic during heavy equipment use. The TMP shall specify that one direction of travel in each direction must always be maintained along South Main Street and Figueroa Street throughout project construction. Bicycle lanes, pedestrian sidewalks, and bus stops shall remain open and accessible, to the greatest extent feasible, during construction or shall be re-routed to ensure continued connectivity while maintaining Americans with Disabilities Act (ADA) accessibility. The TMP shall be incorporated into project specifications for verification prior to final plan approval.</p>						
TRA-2	<p>Prior to issuance of a Certificate of Occupancy, a Transportation Demand Management (TDM) Plan shall be prepared by the project Applicant and approved by the City of Carson Community Development Department. At a minimum, the TDM Plan shall incorporate and/or consideration of the following measures that aim to reduce the project's overall vehicle miles traveled (VMT) impact to a less than significant level:</p> <ul style="list-style-type: none"> • Transit: Providing transit passes to employees; • Commute Trip Reduction Program: Providing commuter incentives, transit subsidies, parking cash out, commute marketing program, and carpool/vanpool incentives; • Commute Trip Reduction Marketing; and • Local Hire Consideration. 	<p>Review and Approval of a Transportation Demand Management Plan; Review and Approval of Transportation Demand Management Report</p>	<p>Prior to Issuance of a Certificate of Occupancy; Annually</p>	<p>City of Carson Community Development Department</p>			



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	<p>VMT reduction potential based on California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emissions Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity include the following:</p> <ul style="list-style-type: none"> • Implement Subsidized or Discounted Transit Program: This measure would provide subsidized or discounted, or free transit passes for employees. Reducing the out-of-pocket cost for choosing transit improves the competitiveness of transit against driving, increasing the total number of transit trips and decreasing vehicle trips. This decrease in vehicle trips results in reduced VMT and thus a reduction in GHG emissions. CAPCOA Handbook shows mitigation potential of up to 5.5 percent of GHG emissions from project employee commute VMT from this measure. • Voluntary Commuter Trip Reduction (CTR) Program: This measure would implement a voluntary commute trip reduction (CTR) program with employers. CTR programs discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking, thereby reducing VMT and GHG emissions. CAPCOA Handbook shows mitigation potential of up to 4 percent of GHG emissions from project employee commute VMT from this measure. • Commuter Trip Reduction Marketing: This measure would implement a marketing strategy to 						



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	<p>promote the project site employer's CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT and GHG emissions. CAPCOA Handbook shows mitigation potential of up to 4 percent of GHG emissions from project employee commute VMT from this measure.</p> <ul style="list-style-type: none"> Local Hire Consideration: The effectiveness of TDM measures will depend on the tenant and it will be difficult to quantify the VMT reduction for a speculative project. As such, in addition to the standard TDM measures, local hire considerations of incentives for hiring of employees locally is recommended, in which monitoring the residential location of workers and the number of employees that live locally would help to calculate the average employee commute trip length and determine whether the project is within the identified employee VMT trip threshold of 15.3 VMT per employee trip. The project applicant or tenant would be responsible for providing information to the City on the average commute distance of the employees if required by the City. <p>A report, documenting the TDM activities undertaken and their results, shall be submitted to the City of Carson Community Development Department annually, or as required by the project's environmental review under CEQA, at the</p>						



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	responsibility of the project Applicant. The City of Carson Community Development Department Director or designee shall evaluate the overall effectiveness of all of the TDM activities and may suggest new or modified activities or substitute activities to meet the program's objectives. The City of Carson Community Development Department Director or designee may impose reasonable changes to assure the program's objectives will be met.						
TRIBAL CULTURAL RESOURCES							
TCR-1	Upon discovery of previously unknown tribal cultural resource, all construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All tribal cultural resources unearthed by project construction activities shall be evaluated by the qualified archaeologist (refer to Mitigation Measure CUL-1). If the resources are Native American in origin, the project Contractor shall notify the Gabrieleño Band of Mission Indians-Kizh Nation (Tribe) and the Tribe shall coordinate with the property owner regarding treatment and curation of these resources. Work may continue on other parts of the project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be made	Review of Archaeological Plan of Mitigation; During Construction	During Construction; Grading and Excavation, and Other Construction Activity	City of Carson; Qualified Archeologist; Tribal Representative			



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	<p>available by the Applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PCR Sections 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</p>						



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